

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**222 St. Louis Street, Room 348**  
**Monday, November 18, 2019**  
**5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **October 21, 2019**  
[October 21, 2019](#)
2. **October 28, 2019**  
[October 28, 2019](#)

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**CONSENT - ITEMS FOR DEFERRAL**

**11**

**CONSENT - ITEMS FOR APPROVAL**

**REGULAR AGENDA**

*Items will require approval by the Metropolitan Council unless otherwise noted.*

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

3. **PA-13-19 7400-7500 UND Thrush Drive and 9661 through 9835 Tanager Drive**  
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office on property located to the north side of Thrush Drive and north side of Tanager Drive, to the south of Interstate 10, on Lots 130 through 137, 2nd Filing of Audubon Terrance Subdivision and Lot 11.374 AC of the Terrace Land Company, Inc. Property. Section 55, T8S, R1E, GLD, EBRP, LA; and 60, T7S, R1E, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon review of the area in a greater level of detail  
***Related to PUD-2-19***  
[Application](#) [Staff Report](#)

4. **PUD-2-19 Siegen Terrace Concept Plan**

Proposed two phases of office use, parking and common open space on property located north side of Thrush Drive and north side of Tanager Drive, to the south of Interstate 10, on Lots 130 through 137, 2nd Filing of Audubon Terrarce Subdivision and Lot 11.374 AC of the Terrace Land Company, Inc. Property. Section 55, T8S, R1E, GLD, EBRP, LA; and 60, T7S, R1E, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, if companion Comprehensive Plan Amendment is approved, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Related to PA-13-19***

[Application](#) [Staff Report](#) [Plans](#)

5. **TA-22-19 Chapter 4, Section 4.2.4**

Revision to add standards for RV Parks

**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to establish standards for commercial recreational vehicle parks

[Staff Report](#)

6. **TA-23-19 Chapter 16, Signs**

**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to eliminate inconsistencies between ordinance provisions

[Staff Report](#)

7. **TA-24-19 Chapter 13, Streets and Sidewalks**

Revision to add standards regarding street addressing

**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC

[Staff Report](#)

8. **Case 59-19 1655 Sherwood Forest Boulevard**

To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on the property located on the north side of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the property of J. J. Kohler Estate. Section 18 and 38, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Related to S-12-19***

[Application](#) [Staff Report](#)

9. **S-12-19 Lakes at Legacy**

Proposed major low density single family residential subdivision to the north of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the J.J. Kohler Estate. (Council District 4 - Wilson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration if the companion rezoning is approve

***Related to Case 59-19***

[Application](#) [Staff Report](#) [Plans](#)

10. **Case 69-19 Hundred Oaks Park**

To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on the properties and addresses listed in the general boundaries to the north of Interstate Highway 10 (or the Kansas City Southern railroad), west of South Acadian Thruway (or the Dawson Creek), south of Malmaison Drive and Tyrone Drive, and east of the intersection of Tyrone Drive and South Eugene Street. Sections 67 and 94, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Staff Report](#)

11. **CONSENT FOR DEFERRAL Case 70-19 12300-12400 Scotland-Zachary Highway**

To rezone from General Residential (A4) and Heavy Commercial (C2) to Light Commercial (LC3) on the property located at the east side of Scotland-Zachary Highway, to the south of Thomas Road, on Lot A of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)

**Deferred to December 16 by Councilmember Banks**

[Application](#)

12. **ISPUD-10-19 Grand Terrace at Old Bluebonnet**

Proposed low density single family residential development, located west of Bluebonnet Road and south of Jefferson Highway on Tract 78-B of the Inniswold Estates subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

13. **ISPUD-11-19 La Rosa**

Proposed mixed use development includes commercial, office, retail, and residential uses on property located north side of Highland Road, west of Kenilworth Parkway and south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Property. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

14. **PUD-4-08 Charter School, Woman's Hospital Final Development Plan, Revision 1**

Proposed addition of four modular classroom buildings to existing charter school, located east of McCall Drive and northeast of Mullins Way on Tract X-1-B of the Anderson, Eola McCall Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

15. **PUD-2-12 The Sanctuary at Oak Colony Final Development Plan, Revision 1**

Proposed revisions to setbacks, walking paths, entry design, and street names, located north of Hoo Shoo Too Road and east of Montrachet Drive, on Tracts CA-1 through CA-8 and Lots 1 through 90 of The Sanctuary at Oak Colony Subdivision. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

16.

**PUD-4-09 Antioch Office Park – Building 1, Long Farm Final Development Plan**

Proposed office building, located east of Antioch Road and north of Airline Highway, on a portion of Tract A-1-A-2-D of the Russell Long Property. Section 52, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)
17.

**SS-7-19 Goodwood Estates (Flag Lot Subdivision)**

Proposed low density single family residential subdivision to the south of Goodwood Avenue, and east of Keed Avenue, on Lot 10 of the Goodwood Estates Subdivision (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements for Planning Commission consideration, being consistent with the comprehensive plan, conforming to UDC regulations, and compatible with the neighborhood

[Application](#) [Staff Report](#) [Plans](#)
18.

**SS-12-19 E.M. Treacle Property of the Loudon Plantation**

Proposed small subdivision located north of Port Hudson-Plains Road and east of Elberta Lane, on the South ½ of Lot 27 of the E.M. Treacle Property of the Loudon Plantation (Council District 1 - Welch)

**PLANNING STAFF FINDINGS:** •Staff certifies the sidewalk waiver request meets the requirements of the UDC for approval •Staff certifies that the small subdivision request meets the minimum requirements of the UDC, provided the sidewalk waiver is approved

[Application](#) [Staff Report](#) [Plans](#)
19.

**SS-13-19 Montan Estates (Flag Lot Subdivision)**

Proposed flag lot subdivision located north of Highland Road and west of Sotile Drive, on Lot 10-A of Montan Estates (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**